

City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Planning and Zoning Board

Wednesday, June 15, 2016

7:00 PM

Deltona Commission Chambers

1. CALL TO ORDER:

The meeting was called to order at 7:02 pm.

2. ROLL CALL:

Also present: Chris Bowley, Planning and Development Services and Kathrine Kyp, Planning and Development Services.

Present: 5 - Chair Tom Burbank
Vice Chair Adam Walosik
Member Noble Olasimbo
Member Donald Philpitt
Member Stony Sixma

Excused: 1 - Member Michael Putkowski

Absent: 1 - Member John Harper

B. Ordinance No. 26-2016: Project No. RZ16-001, Deltona Free Standing Emergency Room, Business Planned Unit Development

Chairman Burbank announced that Item 6.B, Ordinance No. 26-2016: Project No. RZ16-001, Deltona Free Standing Emergency Room, Business Planned Unit Development is continued date certain until the July 20, 2016, Planning and Zoning Board meeting and the City Commission meeting of August 15, 2016, date certain.

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes for May 18, 2016

Motion by Member Olasimbo, seconded by Member Sixma, to approve the minutes for May 18, 2016. The motion carried by the following vote:

For: 5 - Chair Burbank, Vice Chair Walosik, Member Olasimbo, Member Philpitt and Member Sixma

7. NEW BUSINESS:

4. PRESENTATIONS/AWARDS/REPORTS:

5. PUBLIC FORUM:**6. OLD BUSINESS:****A. Ordinance No. 24-2016: Project No. RZ15-006, Vineland Reserve, Residential Planned Unit Development**

Mr. Bowley provided background regarding the rezoning request. He noted that the applicant has submitted suggested changes to the Development Agreement (DA). Mr. Bowley stated that the applicant's suggested changes reference that an amenity center would be tied to the town home construction, impervious service language was updated for the lot coverage of the town homes and the single family detached homes, the existing cell tower language was updated to address the location of the cell tower in relation to the development, and minimum parking standards language was updated to two car garage. He also noted that the stormwater language was updated to avoid future inconsistencies and the transportation language was updated to simplify the Volusia County Use Permit application review process. He stated that Collins Rd. is a prescriptive right of way with legal widths in the City and illegal or no widths in the County and that it will not become an access in to the subdivision. He stated that a secondary stabilized access for emergency access would only be suggested from Collins Rd.

Discussion between Member Philpitt and Mr. Bowley ensued regarding school concurrency. Mr. Bowley stated that there is concurrency is available for high school and middle school students. Discussion continued regarding Doyle Rd. improvements, cell tower distances and access management.

Member Walosik stated that the development is over designed with houses and with minimal improvements that do not include trails, parks or playgrounds. He also stated that the roadway widths are too narrow. Chairman Burbank concurred.

Michael Woods, Esq., Cobb Cole, 351 E. New York Ave, Suite 200, Deland, FL, spoke on behalf of the applicant, Lake Disstan Lands, LLC. He stated the quantity of homes meets density and that he supports the additional amenities. He also noted that Collins Rd. is only designed for emergency access. He stated that there will be sidewalks along both sides of the roads to include safe access to the school.

Discussion between the board and the applicant ensued regarding, safety, school traffic, pedestrian connectivity to the school and lot design. Member Walosik stated that this subdivision is not what the City of Deltona represents. Mr. Woods spoke regarding density compared to current code and is not opposed to adding additional language for the amenities to be accessible to both the town homes and the single family residential homes.

John Shultheis, PE., Dewberry Engineers, 110 W. Indiana Ave., Deland FL, addressed the board and made himself available for comments.

Chris Walsh, PE., Traffic Engineering Data Solutions, Inc., 80 Spring Vista Dr. Debary, FL, spoke on behalf of the applicant and discussed with the board, traffic capacity, resurfacing of Doyle Rd., and internal circulation.

Brian Criste, 3030 Butler Ridge Rd. Deltona FL, spoke against the application and representing the homes along the western boundary. He noted that the design of the subdivision doesn't comport with the surrounding type of residential lots. Neighbors owns mud trucks, a shooting range, motocross course, atv's, side by sides, and he owns race cars. Numerous neighbors enjoy the outdoors and moved to the area to be distant from subdivisions. He stated that the subdivision will not attract the right type of people and suggested building bigger lots with expensive homes. He stated that traffic out of this development will be difficult and suggested building a wall surrounding the subdivision.

Richard Taylor, 268 Collins Rd., spoke against the applicant. He noted that he resides directly behind the subdivision and represents the neighbors on Collins Rd. He stated that they do not want vehicular access from Collins Rd. He noted that the surrounding lots are zoned for one home per acre whereas the proposed subdivision is proposing eight to ten homes per acre. He stated that this design is not compatible for this area and it would fit more around shopping centers.

Motion by Member Olasimbo, seconded by Vice Chair Walosik, to recommend to the City Commission denial of Ordinance No. 24-2016: Project No. RZ15-006, Vineland Reserve, Residential Planned Unit Development. The motion carried by the following vote:

For: 5 - Chair Burbank, Vice Chair Walosik, Member Olasimbo, Member Philpitt and Member Sixma

C. Ordinance No. 23-2016: Amending Section 110-828, Off-street Parking and Loading Land Development Code Regulations, Pertaining to Single Family Residential Lots

Meeting went into Recess.

Meeting Reconvened.

Mr. Bowley provided a background regarding Ordinance No. 23-2016: Amending Section 110-828, Off-street Parking and Loading Land Development Code Regulations, Pertaining to Single Family Residential Lots. He noted that the Ordinance Review Committee reviewed and the ordinance to accommodate residential parking while maintain fire safety.

Discussion regarding parking in the front yard, mulch, code enforcement ensued amongst the board and staff.

Motion by Member Olasimbo, seconded by Member Sixma, to recommend for approval, Ordinance No. 23-2016: Amending Section 110-828, Off-street Parking and Loading Land Development Code Regulations, Pertaining to Single Family Residential Lots. The motion carried by the following vote:

For: 5 - Chair Burbank, Vice Chair Walosik, Member Olasimbo, Member Philpitt and Member Sixma

8. STAFF COMMENTS:

9. BOARD/COMMITTEE MEMBERS COMMENTS:

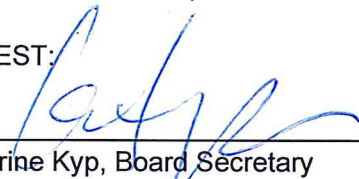
10. ADJOURNMENT:

The meeting was adjourned at 8:39 am.



Tom Burbank, Chairperson

ATTEST:



Kathrine Kyp, Board Secretary